



## Gilbert Close, Padworth, Reading, RG7 5FR



OFFERS OF EXCESS OF £325,000 *Freehold*

### KEY FEATURES

Modern Eco-Friendly Two Bedroom Two Bathroom Terrace House With Parking To Front In Padworth With Great Transport Links

Situated in the sought-after village of Padworth, this beautifully presented eco-friendly two-bedroom terraced home offers an exceptional blend of modern living and sustainable design.

The property benefits from parking for two vehicles to the front and a fully enclosed rear garden with side access, ideal for outdoor entertaining and practical day-to-day living. Perfectly positioned, the home provides excellent transport connections to Reading, Aldermaston railway station, and the M4 motorway, making it well suited to commuters.

Designed with efficiency in mind, the property features an energy-efficient Heat Recovery ventilation and heating system, complemented by underfloor heating throughout the ground floor, ensuring year-round comfort while minimising environmental impact.

The ground floor accommodation comprises a fitted kitchen, a spacious lounge/dining room with contemporary tiled flooring, and a convenient downstairs cloakroom, creating a stylish yet highly functional living space.

Upstairs, the property offers two generous double bedrooms, including a principal bedroom with en-suite shower room, alongside a well-appointed four-piece family bathroom completing the accommodation.

This is a rare opportunity to acquire a sustainable, well-appointed home in a desirable village location combining countryside surroundings with excellent connectivity.

- Modern Terrace House
- Sought After Padworth Location
- Two Bedrooms
- Two Stylish Bathrooms
- Off Road Parking For Two Cars To Front
- Good Transport Links
- Fully Enclosed Rear Garden With Side Access
- Modern Open Plan Living/Kitchen/Dining Area
- Ground Floor Cloakroom
- Eco-Friendly EPC Energy Rated B

### Reading

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## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** C

**EPC rating:** B



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
61.5 m<sup>2</sup>  
664 ft<sup>2</sup>

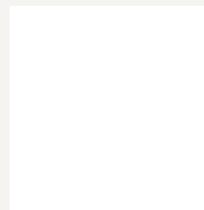
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	<b>A</b>		98 <b>A</b>
81-91	<b>B</b>	85 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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